| 060.0 | 0006 | 0004.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 805,400 / 805,400 |
| | | | | | USE VALUE: | 805,400 / 805,400 |
| | | | | | ASSESSED: | 805,400 / 805,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 46 | | WESTMINSTER AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JOHNSON PATRICK L |
| Owner 2: | MITTNACHT ANNE M |
| Owner 3: | |
| Street 1: | 46 WESTMINSTER AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SURRATT ELIZABETH L H/ROBERT M - |
| Owner 2: | TRS/ELIZABETH L H SURRATT TR - |
| Street 1: | 46 WESTMINSTER AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,005 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6005.000 | 385,300 | | 420,100 | 805,400 |
| Total Card | 0.138 | 385,300 | | 420,100 | 805,400 |
| Total Parcel | 0.138 | 385,300 | | 420,100 | 805,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.16 | /Parcel: 384.1

**Legal Description**

**User Acct** 40057

**GIS Ref**

**GIS Ref**

**Insp Date** 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0004.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 385,300 | 0 | 6,005. | 420,100 | 805,400 | 805,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 289,200 | 0 | 6,005. | 414,100 | 703,300 | 703,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 288,900 | 0 | 6,005. | 318,100 | 607,000 | 607,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 288,900 | 0 | 6,005. | 300,100 | 589,000 | 589,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 288,900 | 0 | 6,005. | 276,100 | 565,000 | 565,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 273,400 | 0 | 6,005. | 258,100 | 531,500 | 531,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 273,400 | 0 | 6,005. | 237,700 | 511,100 | 511,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 273,400 | 0 | 6,005. | 237,700 | 511,100 | 511,100 | | 12/13/2012 |

!5276!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:11:12 |

**LAST REV**

| Date | Time |
|---|---|
| 12/23/19 | 10:31:28 |

danam

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5276

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SURRATT ELIZABE | 71305-24 | 1 | 7/12/2018 | | 897,500 | No | No | | |
| SURRATT ROBERT | 55585-450 | | 10/14/2010 | Convenience | 1 | No | No | | |
| SURRATT ROBERT | 53195-219 | | 7/14/2009 | Family | 1 | No | No | | |
| GORMAN JOHN F - | 21884-572 | | 3/27/1992 | | 230,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/19/2019 | 1098 | Insulate | 6,384 | C | | | | |
| 3/14/2014 | 200 | Manual | 1,200 | | | | | |
| 5/29/2007 | 389 | Manual | 5,000 | C | | | | replace deck same |
| 12/27/2001 | 14 | Redo Bat | 6,500 | C | | | | |
| 7/25/1997 | 432 | Porch | 3,500 | C | | | | REPAIR PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/12/2008 | Meas/Inspect | 336 | PATRIOT |
| 8/13/2005 | MLS | HC | Helen Chinal |
| 1/11/2000 | Mailer Sent | | |
| 1/11/2000 | Meas/Inspect | 163 | PATRIOT |
| 7/1/1988 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 40057 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6005 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 6 | | | | | | | | | 420,106 | | | | | | 420,100 | |

Total AC/HA: 0.13786 | Total SF/SM: 6005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,106 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.07822180 |
| Const Adj.: | 0.99841499 |
| Adj $ / SQ: | 139.947 |
| Other Features: | 101368 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 473305 |
| Depreciation: | 88035 |
| Depreciated Total: | 385270 |

## COMMENTS

FIREPLACE NOT FUNC.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | Baths: 1 | | | | | HB 1 | | |

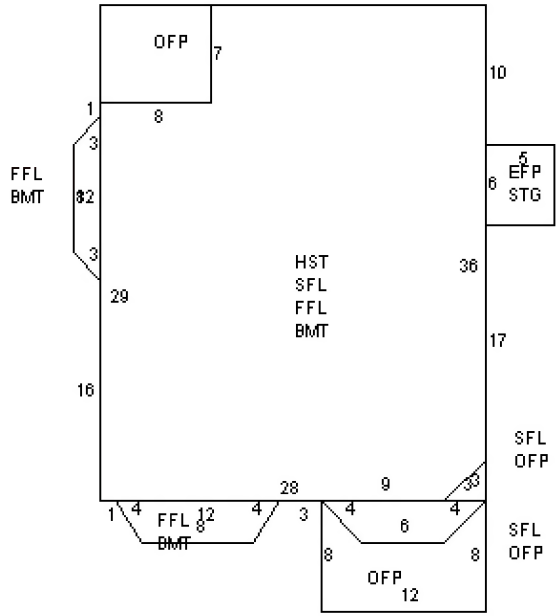
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1988 |
| Baths: | 2001 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 139.95 |
| Special Features: | 0 | Val/Su Net: | 105.07 |
| Final Total: | 385300 | Val/Su SzAd | 157.14 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 998 | 41.980 | 41,900 |
| FFL | First Floor | 998 | 139.950 | 139,667 |
| SFL | Second Floor | 980 | 139.950 | 137,148 |
| HST | Half Story | 474 | 97.960 | 46,434 |
| OFP | Open Porch | 157 | 26.970 | 4,234 |
| EFP | Enclos Porch | 30 | 72.480 | 2,175 |
| STG | Storage | 30 | 12.650 | 379 |
| | Net Sketched Area: | 3,667 | Total: | 371,937 |
| Size Ad | 2452 | Gross Are | 4141 | FinArea 2097 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 75 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

060.0-0006-0004.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|